



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
MARCH 16, 2006  
APPROVED STUDY SESSION MINUTES**

**PRESENT:** Robert Littlefield, Councilman  
Jeremy A. Jones, Vice-Chairman  
E.L. Cortez, Design Member  
Michael D'Andrea, Development Member  
Kevin O'Neill, Development Member  
Michael Schmitt, Design Member  
Eric Hess, Commissioner

**ABSENT:**

**STAFF:** Mac Cummins  
Tim Curtis  
Lusia Galav  
Frank Gray  
Sherry Scott  
Al Ward  
Kira Wauwie  
Greg Williams

**CALL TO ORDER**

The study session of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 12:29 p.m.

Ms. Galav informed the Board that Mr. Ward has resigned from the City of Scottsdale and has accepted a position in a neighboring City. Ms. Galav introduced Mr. John Lusardi, new Director of Long Range Planning and Kim Chaffin, new Senior Planner.

Ms. Galav reminded Board Members of the DRB retreat scheduled to begin at 5:00 p.m. on April 6th. Board Member O'Neill requested an e-mail containing the DRB meeting dates between now and the month of May.

**1. REVIEW DRB CASES**

Ms. Galav presented the following cases for discussion:

## **CONSENT AGENDA**

3. 81-DR-2005 New Retail Shops @ Fry's Center

Mr. Williams distributed a material board for review. No comments or questions presented.

4. 103-DR-2005 Monarch Property - New Monopalm Cell Site

Mr. Curtis distributed a material board including faux bark.

In response to inquiry by Vice-Chairman Jones, Mr. Curtis explained that the use permit has been reviewed by the Planning Commission and City Council. Property owners have been notified; no comments from neighbors have been received by staff.

Noting concerns regarding the durability of the proposed materials in the sun, Board Member Cortez questioned whether the company has implemented a comparable type of installation in a desert setting. Board Member Cortez suggested the possibility of adding a stipulation that would permit the DRB to review the condition of the faux palm. Referring to photographs presented by the Applicant, Mr. Curtis noted comparable installations in the Valley.

Rulon Anderson, representing T-Mobile, addressed the Board regarding the long-term appearance and durability of the materials used in the manufacturing of faux palms. Mr. Anderson reported no deterioration in the faux Palm materials that have been in place for the past three years.

In response to inquiry by Councilman Littlefield regarding monopole variations, Mr. Anderson cited that towers are currently disguised as Pine trees, Palm trees, and cactus.

Board Member Jones inquired as to how long this type of antenna will be used before technology advances to something new. Mr. Anderson anticipates that this type of Palm tree will be in place for 20 years. He noted that the use permit will be reviewed again in five years.

Board Member Jones expressed favor for the noted five-year review of the project.

## **REGULAR AGENDA**

5. 33-DR-2003#3 Main Street Plaza  
6. 83-DR-2005 Orange Row Condominiums

The Applicant has requested a continuance.

7. 118-DR-2005 Saint Patrick's Church/Office Building

Ms. Galav reported that staff received e-mail correspondence from adjacent neighbors, inquiring as to whether the posted signage was adequately or properly done. The signs posted for development review cases are done as a courtesy and are not subject to a

code requirement or legal notice requirement. Staff also mail out a project notice postcard. The project and the staff report are available on the City's website. The meeting agenda is also posted on the website. Ms. Galav noted that on this particular case the property owners and the church have been meeting on a regular basis to work out an agreement related to the development.

In response to inquiry by Commissioner Hess, Ms. Galav reported that the area of postcard notification for DR is at least 500 feet.

Councilman Littlefield reported driving by the location after receiving the e-mails and opined that the signs are not very visible.

In response to inquiry by Board Member O'Neill, Ms. Galav cited that the Applicant is not required to send out notification to neighbors on a DR case and a citizen review plan is also not required on DR cases. Mr. Gray noted that the postcard is a courtesy, not a requirement. The postcards inform the neighbors of a case in-progress and also provide the website address, where individuals can keep track of the case.

Commissioner Hess queried the possibility of implementing a mandatory and more specific notification process for DR ensuring that people are appropriately notified in all cases, which seems to work efficiently for the Planning Commission.

Ms. Galav cited statutory notification requirements for zoning and General Plan amendments and noted that the City's policy follows the same procedure on DR cases; the clarification is that there are no legal requirements for notification.

## **STUDY SESSION**

### **1. Scottsdale Healthcare - Grayhawk/ Thompson Peak Hospital**

Mr. Hadder presented the case, addressing suggestions by Board Members noted at the February 3rd, 2006 meeting pertaining to the design of the tower elements and canopies. Highlights of the presentation included 3-D representations of the proposed project and an aerial view depicting the phasing plan.

In response to request for clarification by Board Member D'Andrea, Mr. Hadder confirmed that the color and material samples represented on the material board are the actual materials that will be used on the project.

Vice-Chairman Jones concluded that the Applicant has fulfilled the Board's requests. He commended the work done on the project packet and opined that the packet represents what the Board would like to see on future projects.

## **ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 12:54 p.m.

Respectfully submitted,  
A/V Tronics, Inc.